



York Historical Architectural Review Board Meeting Minutes

February 27, 2025, | 101 S George St, York PA 17401

**MEMBERS
PRESENT**

MEMBERS ABSENT

STAFF PRESENT

Dennis Kunkle, Chair
Mark Shermeyer
Craig Zumbrun, Vice
Chair
Steven Buffington
Mark Skehan
Blake Gifford

Lauren McLane-Gross

Nancy Griffin

AGENDA ITEM

DISCUSSION

ACTION/RESULT

**Welcome and call
to order.**

**Mr. Kunkle called the
meeting to order at
6:00 PM.**

**Changes to the
agenda**

No Changes.

**Minutes of
previous meeting**

**Mr. Zumbrun made a
motion to approve Mr.
Gifford 2nd.
Unanimous.**

Cases

The following case
was considered as
described below.

Case #1 – 287 W. MARKET ST.

4 X 8 DIGITAL SIGN DISPLAYS PICTURES OF MENU FOOD AND ADVERTISEMENTS OF THE RESTAURANT. IT'S AN ADD ON TO THE EXISTING SIGN THAT'S ALREADY THERE.

Discussion:

Applicant Kevin stated that they are proposing to add a digital sign on Newberry St. side of building. Mr. Kunkle asked if it would be 24/7. The applicant started dusk to dawn. Nothing flashing just menu. Ask about Philly.

Action.

Mr. Shermeyer made a motion to table until zoning approval, Mr. Zumbrun second. Unanimous.

Case #1 – 15 E. PHILADELPHIA ST.

PROPOSED PROJECT RELATES TO THE SUBDIVISION OF A PORTION OF 15 E PHILADELPHIA STREET. THE SUBDIVIDED PORTION IS THE MANUFACTURING BUILDING AT THE SOUTHWEST CORNER OF THE PROPERTY AND SHOWN IN THE RENDERING. PROPOSED PROJECT INCLUDES 4 COMMERCIAL SPACES ON THE EXISTING GROUND FLOOR AND 21 MULTI-FAMILY UNITS IN THE ADDITION ABOVE. COMMERCIAL SPACES SHALL HAVE NEW STOREFRONT DOORS AND GLASS. THE ADDITION SHALL BE 3-4 STORIES AND SHALL HAVE THE FOLLOWING EXTERIOR FINISHES: JAMES HARDIE PANEL SYSTEM, FRY REGLET PANEL TRIM, STOREFRONT GLASS WINDOWS ON FACADE CORNERS, LAMINATED WINDOWS, KEY-LINK ALUMINUM RAILING, TIMBERTECH DECKING AT BALCONIES. NONDESCRIPT EXISTING MASONRY FACADE FRONTING E PHILADELPHIA SHALL BE PAINTED TO MATCH THE PROPOSED ADDITION. BUILDING SIGNAGE SHALL ALSO BE AS SHOWN IN THE RENDERING.

Discussion:

Applicant Eric Peel explained his project and provided larger photos. Explained that he will be building on top of the manufacturing building which he does not believe this is a historical building. Four commercial spots on first floor with 21 apartments on top. Spoke on the materials being used. James Hardy material on the protruding balconies. 16' ceiling. 4 stories in the back 3 on the front. Underground parking of 15

spaces. Mr. Zumbrun asked about the orange and green. Going to run the brick up. James Hardy over wood frame. Some existing brick some new. Design facing North is the same material. 3 different colors. Aluminum railings on balconies. Eric showed actual samples of the materials. Mr. Shermeyer believes the Philadelphia St. side flows better with existing buildings better than the George St. side. Very contemporary. Mr. Gifford said he has seen this design in many other cities. Detail level of industrial steel. The question for the board does it fit the context without creating a false sense of the time of history. Mr. Shermeyer says the yellow jumps out and would like to see it toned down a bit. The applicant said OK. Mr. Shermeyer believes it is an improvement, especially adding to the height. Mr. Gifford exposes some industrial steel elements. If you can, pull that off. The applicant talked about the windows being vinyl but laminated. Still vinyl but based on finish. They are tilted windows. Mr. Zumbrun stated he has never seen a vinyl window in this climate last longer than 5 years. Mr. Buffington said do they even have a say since this is not a historical replacement. Mr. Shermeyer stated he does not have a problem with them. Storefront will have a different frame. Anderson 100 series. Frames will match panels. Will pick the one that most closely matches the facade. Mr. Zumbrun would not use vinyl

Action.

Mr. Buffington made a motion to accept the application as submitted with the toning down of yellow or pastel with a recommendation to use Anderson window but will go with whatever they choose, signage will be back later raised letter for stores with boxed letters, Mr. Skehan 2nd with the same conditions. Unanimous.

Adjournment

Mr. Kunkle adjourned the meeting at approximately 6:53 PM.

The next meeting 3-13-25

Minutes recorded by Nancy Griffin.